## CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- January 19, 2018 121 N. LaSalle Street- Room 200

### PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Shaina Doar Sam Toia Amanda Williams

Chairman Sercye called the meeting to order at 9:12 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, Toia, and Williams). Doar arrived at 10:30 AM.

Motion to approve the minutes from the December 15, 2017 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas - Sercye, Toia, and Williams (Doar absent).

Motion to approve the January 19, 2018 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas - Sercye, Toia and Williams (Doar absent).

### 9:00 A.M.

# SPECIAL USE EXTENSION REQUEST

565-16-S ZONING DISTRICT: B3-5 WARD: 46

APPLICANT: Loukas Development
OWNER: O'Neil Living Trust
PREMISES AFFECTED: 3928 N. Sheridan Road

**SUBJECT:** Application for a special use to reduce the required parking by up

to 100% for a site located within 1.320 feet of an existing transit station for a proposed eight story, fifty -four residential units (forty-four dwelling and ten efficiency units) with eleven ground

floor parking spaces.

Application approved by voice vote. 3-0; yeas – Sercye, Toia

and Williams (Doar absent).

1-18-Z ZONING DISTRICT: RM-4.5 WARD: 44

**APPLICANT:** Anne Berger **OWNER:** Same as applicant

PREMISES AFFECTED: 3754 N. Kenmore Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 14' to 0.08', north setback from 3.2' to 0.08' (south to be 0.25'), combined side setback from 8' to 0.33' for a proposed two-story addition and a rear porch to the existing single family

residence.

Application approved by voice vote. 3-0; yeas – Sercye, Toia

and Williams (Doar absent).

2-18-S ZONING DISTRICT: PMD-9 WARD: 36

APPLICANT: Sudz Express Car Wash Inc.

OWNER: GPS Investments, LLC

PREMISES AFFECTED: 4607 W. Fullerton Avenue

**SUBJECT:** Application for a special use to establish a car wash in a proposed

one-story building.

Application approved by voice vote. 3-0; yeas – Sercye, Toia

and Williams (Doar absent).

3-18-Z ZONING DISTRICT: RM-6 WARD: 49

**APPLICANT:** Integrity 2, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 6818 N. Wayne Avenue

**SUBJECT:** Application for a variation to reduce the required minimum lot area

per unit from 143.25\* square feet to 149.85\* square feet which is

not less than 90% of the required minimum lot area for the proposed conversion of a thirty-nine efficiency and two dwelling unit building to a thirty-nine efficiency and four\* dwelling unit

building.

Application approved by voice vote. 3-0; yeas – Sercye, Toia

and Williams (Doar absent).

4-18-Z ZONING DISTRICT: RM-6 WARD: 49

APPLICANT: Integrity 2, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6818 N. Wayne Avenue

**SUBJECT:** Application for a variation to reduce the required off street parking

from four spaces to zero to allow the conversion of a thirty-nine

efficiency and two dwelling unit building to a thirty-nine

efficiency and four\* dwelling unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Toia

and Williams (Doar absent).

5-18-S ZONING DISTRICT: B3-2 WARD: 7

**APPLICANT:** Chicago, Illinois Windsor Park Congregation of Jehovah's

Witnesses Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2833 E. 79th Street

**SUBJECT:** Application for a special use to establish a religious assembly with

one hundred and fifty seats.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

6-18-S ZONING DISTRICT: B3-2 WARD: 7

**APPLICANT:** Chicago, Illinois, Windsor Park Congregation of Jehovah's

Witnesses, Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2835-45 E. 79th Street

**SUBJECT:** Application for a special use to establish an off-site parking lot

with thirty-two spaces to meet the parking requirement for a

religious assembly located at 2833 E. 79th Street.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

7-18-S ZONING DISTRICT: B3-2 WARD: 7

**APPLICANT:** Chicago, Illinois, Windsor Park Congregation of Jehovah's

Witnesses, Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2807-11 E. 79th Street

**SUBJECT:** Application for a special use to establish an off-site parking lot

with nineteen spaces to meet the parking requirement of the

religious assembly located at 2833 E. 79th Street.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

8-18-S ZONING DISTRICT: PMD # 4A WARD: 27

**APPLICANT:** L & C Boxing, LLC **OWNER:** 410 N. Oakley, LLC

**PREMISES AFFECTED:** 410 N. Oakley Boulevard, 2nd FL.

**SUBJECT:** Application for a special use to establish a sports and recreation,

participant facility for a boxing gym and fitness facility.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

9-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Brian Anderson **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1646 W. Bloomingdale Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 18.06' to 14.69', west setback from 2' to 1.03' (east to be 2.66'), combined side setback from 5.02' to 3.69' for a proposed second floor addition with new open porch and balcony to the

existing single family residence.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

10-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** 1245 W Nelson, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1245 W. Nelson Street

**SUBJECT:** Application for a variation to increase the existing floor area ratio

by 12.8% not to exceed 15% of the existing floor area ratio) by 583.36 square feet, for a proposed third floor addition, front open porch, rear open deck and porch front the existing front, two-story,

two dwelling unit building.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

11-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** 1245 W Nelson, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1245 W. Nelson Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 13.43' to 11', east setback from 2' to 1.12', combined side setback from 5' to 3.95' for a proposed third floor addition, front open porch, rear open deck and porch for the existing front, two-

story, two dwelling unit building.

Application approved by voice vote. 3-0; yeas - Doar, Toia and

Williams (Sercye absent).

12-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** 1245 W Nelson, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1245 W. Nelson Street

**SUBJECT:** Application for a variation to increase the building height from the

maximum 30' by no more than 10% to 33' for a proposed third floor addition, front open porch, rear open deck and porch front the

existing front, two-story, two dwelling unit building.

Application approved by voice vote. 3-0; yeas - Doar, Toia and

Williams (Sercye absent).

13-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Patrick Sebring **OWNER:** Same as applicant

PREMISES AFFECTED: 1803 W. Wabansia Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 2' to 0.5' for a proposed detached one-car garage with roof

deck.

Continued to February 16, 2018 at 2:00 p.m.

14-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Patrick Sebring **OWNER:** Same as applicant

PREMISES AFFECTED: 1803 W. Wabansia Avenue

**SUBJECT:** Application for a variation to relocate the required rear yard open

space to the roof of a proposed one car garage with a roof deck.

Continued to February 16, 2018 at 2:00 p.m.

15-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Patrick Sebring **OWNER:** Same as applicant

PREMISES AFFECTED: 1803 W. Wabansia Avenue

**SUBJECT:** Application for a variation to reduce the required parking spaces

from two to one for a proposed one car, detached garage.

Continued to February 16, 2018 at 2:00 p.m.

16-18-S ZONING DISTRICT: B3-1 WARD: 32

**APPLICANT:** Diversey Wine, LLC **OWNER:** Everest Investments, LLC **PREMISES AFFECTED:** 3023 W. Diversey Avenue

**SUBJECT:** Application for a special use to establish a liquor store.

Application approved by voice vote. 3-0; yeas - Doar, Toia and

Williams (Sercye absent).

17-18-S ZONING DISTRICT: DX-12 WARD: 2

**APPLICANT:** APS MGMT, LLC **OWNER:** 705 S Clark, LLC **PREMISES AFFECTED:** 701-05 S. Clark Street

**SUBJECT:** Application for a special use to establish a non-accessory parking

lot outside the central parking area with less than 249 parking

spaces.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

18-18-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Montana-Lincoln Park, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 934 W. Montana Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 11.94' to 8.5', rear setback from 34.5' to 2', east from 4' to zero (west to be zero) for a proposed four-story, seven dwelling unit building and garage which shall also contain the 301.88

square feet of rear yard open space.

Continued to March 16, 2018 at 2:00 p.m.

19-18-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** 3258 N. Sheffield, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3258 N. Sheffield Avenue

**SUBJECT:** Application for a special use to expand an existing ground floor

tavern with an enclosed canopy over the existing outdoor patio.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

20-18-S ZONING DISTRICT: RT-4 WARD: 24

**APPLICANT:** Lawndale Christian Health Center

**OWNER:** Same as applicant

PREMISES AFFECTED: 2129 S. Harding Avenue

**SUBJECT:** Application for a special use to establish a non-accessory parking

lot with thirty parking spaces.

Application approved by voice vote. 3-0; yeas - Doar, Toia and

Williams (Sercve absent).

21-18-Z ZONING DISTRICT: RT-4 WARD: 24

**APPLICANT:** Lawndale Christian Health Center

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2129 S. Harding Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 15' to 7.25'\*, south setback from 7.26' to 6.66'\* (north to be 6.11') combined side setback from 18.15' to 11.69', the front property line setback from 20' to 7.25'\* for a non-accessory,

parking lot with thirty spaces.

Application approved by voice vote. 3-0; yeas - Doar, Toia and

Williams (Sercye absent).

22-18-S ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** McDonald's Corporation

**OWNER:** Chicago Title Land Trust Company as Trustee Trust agreement

dated 1/17/94 # 94-6006

PREMISES AFFECTED: 3540 N. Harlem Avenue

**SUBJECT:** Application for a special use to establish a dual lane drive-through

to serve an existing restaurant.

Application approved by voice vote. 3-0; yeas - Doar, Toia and

Williams (Sercye recused).

23-18-Z ZONING DISTRICT: RM-4.5 WARD: 1

**APPLICANT:** 1522 West Huron Condominium Association **OWNER:** Carl Seidman, Condo Association President

PREMISES AFFECTED: 1520-22 W. Huron Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 36.9' to zero, west setback from 4' to zero to allow for an

existing rolling metal gate which is 9.67' tall along the rear property line and a privacy fence that is 6.16' tall along the west yard setback for the existing three-story, six dwelling unit building. **Application approved by voice vote. 3-0; yeas – Doar, Toia and** 

Williams (Sercye absent).

24-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Terry Alexander **OWNER:** Same as applicant

PREMISES AFFECTED: 2041 W. Dickens Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 28' to zero, east setback from 4' to 1.67', combined side setback from 9.6' to 2.15' for a proposed second floor addition with

a roof top stairway with attached garage.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

25-18-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 2035 Wolcott, LLC OWNER: Same as applicant 2035 N. Wolcott Av.

PREMISES AFFECTED: 2035 N. Wolcott Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35' to 23' for a landing extension between the existing three-story, rear open porch and a proposed roof deck above the

existing detached garage.

Application approved by voice vote. 3-0; yeas - Doar, Toia and

Williams (Sercye absent).

26-18-S ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Threading Point, LLC

**OWNER:** Rick Strilky as Trustee, Chicago Title and Land Trust NO. RV

011567

**PREMISES AFFECTED:** 1507 W. Fullerton Avenue

**SUBJECT:** Application for a special use to establish a hair / nail salon.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye recused).

29-18-Z ZONING DISTRICT: B2-5 WARD: 12

APPLICANT: Mohammed Shah
OWNER: Same as applicant
PREMISES AFFECTED: 3201 S. Archer Avenue

**SUBJECT:** Application for a variation to reduce the required parking from two

spaces to zero to allow the conversion of a seventeen single room

occupancy building to a twenty one building single room

occupancy building.

Continued to February 16, 2018 at 2:00 p.m.

30-18-Z ZONING DISTRICT: RS-3 WARD: 31

**APPLICANT:** Jozef Nowak **OWNER:** Same as applicant

PREMISES AFFECTED: 2910 N. Parkside Avenue

**SUBJECT:** Application for a variation to increase the area occupied by an

accessory building in the rear setback from the allowable 626.58 square feet to the as built 628.41 square feet for a detached two car

garage with attic space.

Continued to March 16, 2018 at 2:00 p.m.

39-18-S ZONING DISTRICT: B3-1 WARD: 45

**APPLICANT:** 3932 W. Irving Park Corporation

**OWNER:** George Lacon

PREMISES AFFECTED: 3932-34 W. Irving Park Road

**SUBJECT:** Application for a special use to expand an existing tavern at 3932

W. Irving Park to 3934 and to the rear for an outdoor patio.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

40-18-Z ZONING DISTRICT: B3-1 WARD: 45

**APPLICANT:** 3932 West Irving Park Corporation

**OWNER:** George Lacon

PREMISES AFFECTED: 3932-34 W. Irving Park Road

**SUBJECT:** Application for a variation to establish a public place of

amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125'

of a residential district.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

43-18-S ZONING DISTRICT: DS-3 WARD: 3

**APPLICANT:** MJS Futures LLC **OWNER:** Ross Feinberg

PREMISES AFFECTED: 2417 S. Wabash Avenue

**SUBJECT:** Application for a special use to establish a non-accessory parking

lot which is located outside of the Central Area Parking District

and will have with twenty-six parking spaces.

Application approved by voice vote. 3-0; yeas - Doar, Toia and

Williams (Sercye absent).

Due to a lack of quorum, Acting Chairman Toia continued all cases not yet heard or continued to the 2:00 P.M. call. He then moved to recess at 11:45 AM. Second by Williams. Motion carried 3-0; yeas – Doar, Toia, and Williams (Sercye absent).

The Board reconvened at 2:15 PM. Acting Chairman Toia undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Doar, Toia, and Williams). Servey arrived at 4:00 PM.

### 2:00 P.M.

27-18-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Jennifer Mulvhill Same as applicant PREMISES AFFECTED: 1903 W. Erie Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.02' to 1.55', west from 2' to 0.77', combined side setback from 4.8' to 3.66' for a proposed roof side walls, roof deck which shall contain the 225 square feet of relocated rear yard open space and exterior stairs for the existing detached garage which

serves the existing single family residence.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

28-18-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** Pratima Patel

**OWNER:** Belmont Building I, LLC **PREMISES AFFECTED:** 739 W. Belmont Avenue

**SUBJECT:** Application for a special use to establish a body art service

(permanent makeup tattoo).

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

31-18-Z ZONING DISTRICT: B3-5 WARD: 48

**APPLICANT:** 1101 Granville, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1101-17 W. Granville Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed six-story building with ground

floor retail and twenty dwelling units above.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

32-18-Z ZONING DISTRICT: B3-5 WARD: 48

**APPLICANT:** 1101 Granville, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1101-17 W. Granville Avenue

**SUBJECT:** Application for a variation to eliminate the one required loading

space for a proposed six-story building with ground floor retail and

twenty dwelling units above.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

33-18-Z ZONING DISTRICT: B3-2 WARD: 29

**APPLICANT:** Once Upon a Party Banquet, Inc.

**OWNER:** John Tzprtzis

**PREMISES AFFECTED:** 5911 W. Montrose Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license for a proposed banquet hall which is located

within 125' of a residential zoning district.

Application approved with conditions by voice vote. 3-0; yeas –

Doar, Toia and Williams (Sercye absent).

34-18-S ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** Once Upon a Party\* Banquet, Inc.

**OWNER:** Bernard Hennig

**PREMISES AFFECTED:** 5942-44 W. Montrose Avenue

**SUBJECT:** Application for a special use to establish off-site parking with eight

parking spaces to serve a proposed banquet hall located at 5911 W.

Montrose Avenue.

Application approved with conditions by voice vote. 3-0; yeas –

Doar, Toia and Williams (Sercye absent).

35-18-S ZONING DISTRICT: B3-1 WARD: 34

**APPLICANT:** Shaun Elias **OWNER:** Diane L. Elias

PREMISES AFFECTED: 1426 W. 111th Street

**SUBJECT:** Application for a special use to establish a barber shop.

Application approved by voice vote. 3-0; yeas - Doar, Toia and

Williams (Sercye absent).

36-18-Z ZONING DISTRICT: B2-3 WARD: 33

**APPLICANT:** Martin Newell **OWNER:** Sara Howard

**PREMISES AFFECTED:** 3245-47 N. Elston Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.16' to 23.5' and the front setback from 6.07' to zero for

a proposed three-story, six dwelling unit building.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

37-18-Z ZONING DISTRICT: B2-3 WARD: 33

**APPLICANT:** Martin Newell **OWNER:** Sara Howard

**PREMISES AFFECTED:** 3245-47 N. Elston Avenue

**SUBJECT:** Application for a variation to increase the area for an accessory

building in the rear setback by no more than 10% from 705 square

feet to 775.5 square feet to serve a proposed three-story, six

dwelling unit building.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

**38-18-Z ZONING DISTRICT: B3-3 (T1) WARD: 2** 

**APPLICANT:** 1938\* West North Avenue, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1938-42 W. North Avenue

**SUBJECT:** Application for a variation to reduce the rear set back from the

required 30' to zero for a proposed five-story lateral addition to an existing three story building with ground floor retail/commercial

use and fifteen dwelling units above.

Application approved with conditions by voice vote. 3-0; yeas –

Doar, Toia and Williams (Sercye absent).

41-18-Z ZONING DISTRICT: DX-3 WARD: 27

**APPLICANT:** 835 W Washington, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 835 W. Washington Boulevard

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed third floor addition to an

existing building which will add one dwelling unit.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercve absent).

42-18-Z ZONING DISTRICT: DX-3 WARD: 27

**APPLICANT:** 835 W Washington, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 835 W. Washington Boulevard

**SUBJECT:** Application for a variation to reduce the parking requirement from

one parking space to zero for a proposed third floor addition to an

existing building which will add one dwelling unit.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye absent).

44-18-S ZONING DISTRICT: B3-2 WARD: 22

**APPLICANT:** Musa Tadros **OWNER:** Same as applicant

PREMISES AFFECTED: 3955-63 W. Ogden Avenue / 2213-23 S. Pulaski Road

**SUBJECT:** Application for a special use to establish a one-lane drive through

to serve a proposed fast food restaurant.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Williams (Toia recused).

45-18-S ZONING DISTRICT: B3-1 WARD: 36

**APPLICANT:** 6213 W. Belmont Inc.

OWNER: Anila Agaku

PREMISES AFFECTED: 6213 W. Belmont Avenue

**SUBJECT:** Application for a special use to establish a tavern.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Williams (Toia recused).

46-18-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Michael Kane & Barbara Chun\*

**OWNER:** Same as applicant

PREMISES AFFECTED: 1646 N. Wolcott Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 10.98' to zero, south setback from 4.43' to zero and the rear setback from 33.88' to zero for a proposed three- story, single

family residence with attached garage and roof deck.

Application approved with conditions by voice vote. 3-0; yeas –

Sercye, Doar, and Williams (Toia absent).

47-18-S ZONING DISTRICT: B3-1 WARD: 18

**APPLICANT:** Cantina Chicago, LLC **OWNER:** 7900 S Western, LLC **PREMISES AFFECTED:** 7900 S. Western Avenue

**SUBJECT:** Application for a special use to establish a one-lane drive through

to serve a proposed fast food restaurant.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Williams (Toia recused).

48-18-S ZONING DISTRICT: B1-2 WARD: 11

**APPLICANT:** Lakeside Bank an Illinois Banking Corporation

**OWNER:** Chicago Title and Land Trust Company Trust No. 10-1805

PREMISES AFFECTED: 3849-59 S. Halsted Street

**SUBJECT:** Application for a special use to establish a dual lane drive-through

to serve a proposed bank.

Application approved by voice vote. 3-0; yeas – Doar, Toia and

Williams (Sercye recused).

49-18-Z ZONING DISTRICT: RM-5 WARD: 4

**APPLICANT:** Daniel Gorman

**OWNER:** Bronzeville Real Estate Group, LLC

**PREMISES AFFECTED:** 4825 S. Champlain Avenue

**SUBJECT:** Application for a variation to reduce the south setback from the

required 2' to zero, (north to be zero), combines side setback from 5' to zero to subdivide an existing zoning lot into two zoning lots,

The existing four-story, three dwelling unit will remain.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

50-18-S ZONING DISTRICT: B3-2 WARD: 39

**APPLICANT:** Foster Shell Mart, Inc. **OWNER:** Riteline Properties, LLC

**PREMISES AFFECTED:** 5147-49 N. Kimball Avenue / 3341-57 W. Foster Avenue

**SUBJECT:** Application for a special use to establish a new one-story retail

building with a one lane car wash to serve the existing gas station

facility.

Continued to February 16, 2018 at 2:00 p.m.

51-18-S ZONING DISTRICT: B3-1 WARD: 21

APPLICANT: Nail One Chicago
OWNER: 7952 S. Ashland, LLC
PREMISES AFFECTED: 7952 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a nail salon.

Continued to February 16, 2018 at 2:00 p.m.

52-18-S ZONING DISTRICT: PMD-11 WARD: 25

**APPLICANT:** Lakeshore Outdoor Advertising, Inc.

**OWNER:** Allied Metal Co. **PREMISES AFFECTED:** 2101 S. Canal Street

**SUBJECT:** Application for a special use to establish an off premise advertising

sign.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia and Williams.

53-18-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: Stockyards Materials. LLC
OWNER: 4031 South Ashland, LLC
PREMISES AFFECTED: 3981-4031 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a reprocessable

construction / demolition material facility.

Continued to February 16, 2018 at 2:00 p.m.

54-18-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: Stockyard Materials, LLC
OWNER: 4031 South Ashland, LLC
PREMISES AFFECTED: 3981-4031 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a modified transfer

station.

Continued to February 16, 2018 at 2:00 p.m.

55-18-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: Stockyards Materials, LLC
OWNER: 4031 S. Ashland, LLC

**PREMISES AFFECTED:** 3981-4031 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a Class V recycling

facility.

Continued to February 16, 2018 at 2:00 p.m.

56-18-Z ZONING DISTRICT: B3-3 WARD: 47

**APPLICANT:** Alfred J. Cantieri **OWNER:** Same as applicant

PREMISES AFFECTED: 4101-03 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 16.13' for a proposed second floor addition and to convert an existing retail and three dwelling unit building to a four

dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

57-18-Z ZONING DISTRICT: B3-3 WARD: 47

**APPLICANT:** Alfred J. Cantieri **OWNER:** Same as applicant

PREMISES AFFECTED: 4101-03 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the off-street parking

requirement from one space to zero for a proposed second floor addition to convert an existing retail and three dwelling unit

building to a four dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

58-18-Z ZONING DISTRICT: B1-2 WARD: 47

APPLICANT: Alfred J. Cantieri
OWNER: Same as applicant
PREMISES AFFECTED: 4105 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the rear set back from the

required 50' to 3.38' for a proposed second floor addition to an

existing building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

59-18-Z ZONING DISTRICT: B1-2 WARD: 47

**APPLICANT:** Alfred J. Cantieri

**OWNER:** Same as applicant

PREMISES AFFECTED: 4105 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the required off street parking

from one space to zero for a proposed second floor addition to an

existing building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

60-18-S ZONING DISTRICT: B3-5 WARD: 32

**APPLICANT:** Camp Wiggles, LLC

**OWNER:** Eduardo Cabezas, Virginia Cabezas & Teresa Castillo

PREMISES AFFECTED: 2932 N. Lincoln Avenue

**SUBJECT:** Application for a special use to establish an animal day care and

boarding facility (kennel).

Continued to February 16, 2018 at 2:00 p.m.

61-18-Z ZONING DISTRICT: B2-3 WARD: 1

**APPLICANT:** Stepline Development, LLC

**OWNER:** Oden Properties

PREMISES AFFECTED: 1838-44 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the rear yard setback from the

required 30' to 10' on floors containing dwelling units for a

proposed five-story building with retail at grade and nine dwelling

units.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia (Williams absent).

62-18-S ZONING DISTRICT: B1-2 WARD: 40

**APPLICANT:** Alan Coyle **OWNER:** Same as applicant

PREMISES AFFECTED: 2745 W. Lawrence Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

63-18-S ZONING DISTRICT: B1-2 WARD: 40

**APPLICANT:** Alan Coyle **OWNER:** Same as applicant

PREMISES AFFECTED: 2751 W. Lawrence Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building. **Application approved by voice vote. 4-0; yeas – Sercye, Doar,** 

Toia, and Williams.

64-18-Z ZONING DISTRICT: RT-4 WARD: 47

**APPLICANT:** Patrick Gallagher **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2022-26 W. Warner Avenue

**SUBJECT:** Application for a variation to reduce the east setback from the

required 2' to zero, combined side setback combination from 5' to zero to subdivide one zoning lot into two zoning lots. The existing

residence at 2022-24 W. Warner shall remain.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

65-18-S **ZONING DISTRICT: B3-1 WARD: 36** 

**APPLICANT:** Yenngoc Thi Lam **OWNER:** Same as applicant **PREMISES AFFECTED:** 3419 N. Central Avenue

**SUBJECT:** Application for a special use to establish a nail salon.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Toia, and Williams.

**CONTINUANCES** 

386-17-Z **ZONING DISTRICT: B3-1 WARD: 36** 

**APPLICANT:** Claudia Marchan **OWNER:** Same as applicant

**PREMISES AFFECTED:** 5749 W. Fullerton Avenue

Application for a variation to establish a public place of **SUBJECT:** 

amusement license for a proposed banquet hall which shall be

located within 125' of a residential zoning district.

Withdrawn

387-17-S **ZONING DISTRICT: B3-1 WARD: 36** 

**APPLICANT:** Claudia Marchan **OWNER:** Jennifer Ramsaroop

5717 W. Fullerton Avenue PREMISES AFFECTED:

Application for a special use to establish six required off-site **SUBJECT:** 

parking spaces to serve a proposed banquet hall located at 5749 W.

Fullerton Avenue.

Withdrawn

637-17-S **ZONING DISTRICT: C1-3 WARD: 33** 

**APPLICANT:** 3280 N California, LLC Same as applicant **OWNER:** 

3280 N. California Avenue PREMISES AFFECTED:

Application for a special use to establish residential use and **SUBJECT:** 

parking below the second floor for a proposed five-story, twenty-

five dwelling unit building with enclosed parking. Continued to February 16, 2018 at 2:00 p.m.

638-17-Z **ZONING DISTRICT: C1-3 WARD: 33** 

**APPLICANT:** 3280 N California, LLC Same as applicant **OWNER:** 

PREMISES AFFECTED: 3280 N. California Avenue

Application for a variation to reduce the front setback from the **SUBJECT:** 

required 4.75' to 2', rear setback from 30' to zero on floors containing dwelling units, the enclosed garage setback from the rear property line from 2' to zero for a proposed five-story, twenty-

five dwelling unit building with enclosed parking. Continued to February 16, 2018 at 2:00 p.m.

639-17-Z ZONING DISTRICT: C1-3 WARD: 33

**APPLICANT:** 3280 N California, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 3280 N. California Avenue

**SUBJECT:** Application for a variation to reduce the required loading stall from

one to zero for a proposed five-story, twenty-five dwelling unit

building with enclosed parking.

Continued to February 16, 2018 at 2:00 p.m.

646-17-S ZONING DISTRICT: RS-2 WARD: 6

**APPLICANT:** The LYTE Collective **OWNER:** Same as applicant

**PREMISES AFFECTED:** 7604 S. St. Lawrence Avenue

**SUBJECT:** Application for a special use to establish a community center.

Application approved by voice vote. 3-0; yeas - Doar, Toia and

Williams (Sercye absent).

650-17-S ZONING DISTRICT: B3-1 WARD: 34

**APPLICANT:** Suave Incorporated

**OWNER:** Chicago Title and Trust #8381\*

PREMISES AFFECTED: 12717 S. Halsted Street

**SUBJECT:** Application for a special use to expand an existing tavern into the

rear one story portion of an existing one and two story mixed use

building.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Williams (Toia recused).

668-17-S ZONING DISTRICT: B1-1 WARD: 39

**APPLICANT:** Peterson Park Health Care Realty, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 6141 N. Pulaski Road

**SUBJECT:** Application for a special use to expand an existing nursing home

by adding a front second floor addition and a front carport.

Continued to February 16, 2018 at 2:00 p.m.

669-17-Z ZONING DISTRICT: B1-1 WARD: 39

**APPLICANT:** Peterson Park Health Care realty, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 6141 N. Pulaski Road

**SUBJECT:** Application for a variation to reduce the front setback from the

required 10.06' to 4.08' for a proposed second floor addition and a

front carport.

## Continued to February 16, 2018 at 2:00 p.m.

672-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Lisa Cartwright
OWNER: Same as applicant
PREMISES AFFECTED: 2040 N. Fremont Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35' to 23.3' for a proposed rear addition with terrace and

an unenclosed stairway to access a garage roof deck. Continued to February 16, 2018 at 2:00 p.m.

675-17-Z ZONING DISTRICT: RM-5 WARD: 44

**APPLICANT:** Castleview Holdings, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 734-8 W. Melrose Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 36.15' to 16.5', west setback from 5' to 1' (east to be 5') combined side setback from 10' to 6' for a proposed four-story, eight dwelling unit building with eight interior parking spaces.

Withdrawn

681-17-S ZONING DISTRICT: C1-2 WARD: 30

**APPLICANT:** PNC Bank N. A. **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3844 W. Belmont Avenue

**SUBJECT:** Application for a special use to establish a two-lane drive up

automatic teller machine which shall be accessory to the existing

bank at 3821 W. Belmont Avenue.

Continued to February 16, 2018 at 2:00 p.m.

684-17-S ZONING DISTRICT: B3-1 WARD: 33

**APPLICANT:** Pacifico Spa, LLC **OWNER:** Ramiro Barajas

**PREMISES AFFECTED:** 2851 W. Belmont Avenue

**SUBJECT:** Application for a special use to establish a massage establishment.

Continued to February 16, 2018 at 2:00 p.m.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting went into closed session at 6:25 PM.

Motion to return to open session made by the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting returned to open session at 6:43 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 640-17-S, 609-17-S, 659-17-Z, 660-17-Z, 550-17-Z, and 551-17-Z at its regular meeting of November 17, 2017, made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of December 15, 2017, with the exception of Cal. No. 689-17-S, made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

The Chairman moved to adjourn at 6:50 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting adjourned.